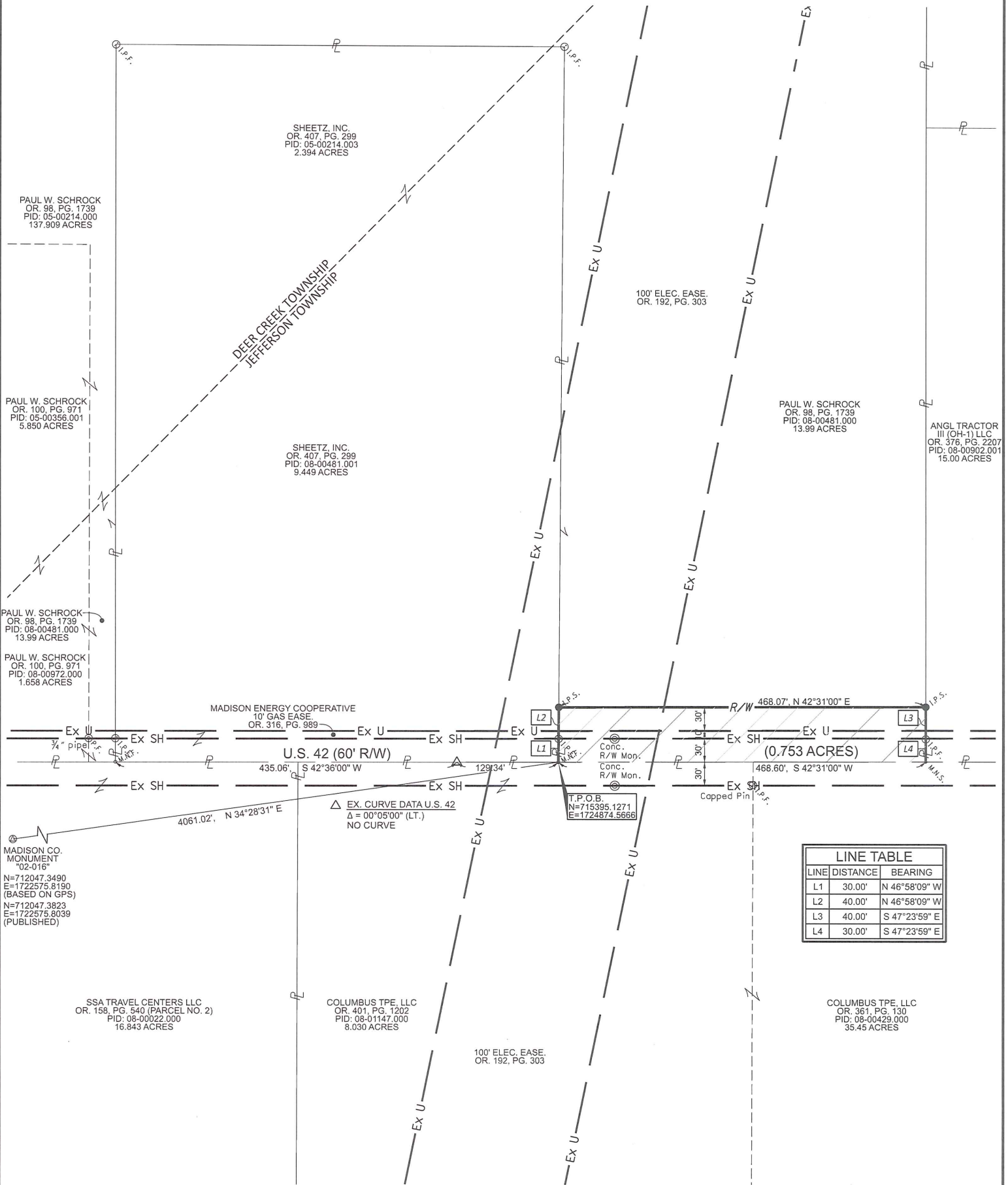


# PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON, AND LOCATED IN VIRGINIA MILITARY SURVEY No. 7829 OF THE VIRGINIA MILITARY DISTRICT, AND BEING A PART OF A 13.99 ACRE TRACT AS DESCRIBED IN A DEED TO PAUL W. SCHROCK IN OFFICIAL RECORD 98, PAGE 1739 (ALL RECORDS ON FILE AT THE RECORDER'S OFFICE, MADISON COUNTY, OHIO).



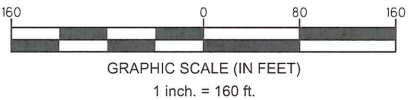
LINE TABLE		
LINE	DISTANCE	BEARING
L1	30.00'	N 46°58'09" W
L2	40.00'	N 46°58'09" W
L3	40.00'	S 47°23'59" E
L4	30.00'	S 47°23'59" E

MADISON CO. MONUMENT "02-016"  
 N=712047.3490  
 E=1722575.8190  
 (BASED ON GPS)  
 N=712047.3923  
 E=1722575.8039  
 (PUBLISHED)

SSA TRAVEL CENTERS LLC  
 OR. 158, PG. 540 (PARCEL NO. 2)  
 PID: 08-00022.000  
 16.843 ACRES

COLUMBUS TPE, LLC  
 OR. 401, PG. 1202  
 PID: 08-01147.000  
 8.030 ACRES

COLUMBUS TPE, LLC  
 OR. 361, PG. 130  
 PID: 08-00429.000  
 35.45 ACRES

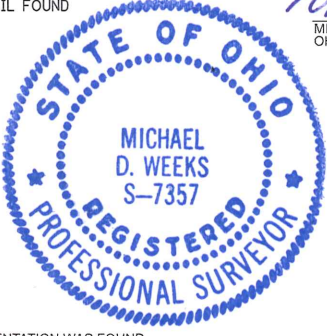


### MONUMENT LEGEND

- I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIPE FOUND
- ⊙ CONC. R/W MON. FND.
- I.P.S. IRON PIN SET W/ ID CAP
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP "MS CONSULTANTS"
- M.N.S. MAGNETIC NAIL SET
- M.N.F. MAGNETIC NAIL FOUND

THE PLAT OF SURVEY WAS PREPARED BY CARPENTER MARTY TRANSPORTATION, INC., UNDER THE DIRECTION AND SUPERVISION OF MICHAEL D. WEEKS REGISTERED PROFESSIONAL SURVEYOR NO. 7357 AND IS BASED ON AN ACTUAL FIELD SURVEY MADE IN DECEMBER 2022.

*Michael D Weeks 5-11-2023*  
 MICHAEL D. WEEKS, P.E., P.S. DATE  
 OHIO P.S. NO. 7357



- - - - - TOWNSHIP LINE
- P — PROPERTY LINE
- R/W — PROPOSED RIGHT OF WAY LINE
- Ex SH — STANDARD HIGHWAY EASEMENT
- Ex U — EASEMENT LINE

### BASIS OF BEARING:

THE BASIS OF BEARINGS AS DESCRIBED ARE ON THE BEARING N 42°36'00" E FOR A PORTION OF THE CENTERLINE OF RIGHT-OF-WAY OF U.S. ROUTE 42 AS DETERMINED BY GPS OBSERVATIONS USING ODOT VRS, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE, AS ESTABLISHED BY GPS MEASUREMENTS IN 2020.

UNITS ARE IN U.S. SURVEY FEET.  
 STATE PLANE COORDINATES ARE IN GRID.

NO TOWNSHIP MONUMENTATION WAS FOUND.  
 THE TOWNSHIP LINE WAS COMPUTED FROM THE FOLLOWING CENTERLINE PLAT:  
 PLAT BOOK 2, PAGE 89, DATED 9/15/66

PLAT OF SURVEY 0.753 ACRES

PLAN PREPARED BY: AWN  
 CHECKED BY: MDW

**CARPENTER MARTY** transportation

6612 SINGLETREE DR. COLUMBUS, OH 43229  
 614.656.2424 • CMTRAN.COM

SCALE: 1"=160' SHEET: 1/1  
 DATE: MAY 10, 2023 JOB NO.: SDV21009

## EXHIBIT 'A'

Situated in the State of Ohio, County of Madison, Township of Jefferson, located in Virginia Military Survey 7829 of the Virginia Military District and being part of a 13.99 acre tract as described in a deed to Paul W, Schrock in Official Record 98, Page 1739 (All records are on file at the Recorder's Office, Madison County, Ohio) and being more fully described as follows:

Commencing for reference, at Madison County Monument "02-016", thence North 34°28'31" East, for a distance of 4061.02 feet to a magnetic nail found in the centerline of right-of-way of U.S. 42, also being at the Grantor's southeasterly corner of a 13.99 acre tract and the northeasterly corner of a 9.449 acre tract as described in a deed to Paul W, Schrock in Official Record 407, Page 299, found in the centerline of U.S. Route 42 and being the **True Place of Beginning** of the parcel herein described;

Thence continuing along said southerly line of said Grantor's 13.99 acre tract **North 46°58'09" West**, (passing an existing iron pin found with cap "MS CONSULTANTS" in the westerly existing highway easement line at 30.00 feet) for a total distance of **70.00 feet** to an iron pin set;

Thence along a new right-of-way line, passing through said 13.99 acre tract **North 42°31'00" East**, for a distance of **468.07 feet** to an iron pin set in the Grantor's northerly line;

Thence along said northerly line **South 47°23'59" East**, (passing an  $\frac{5}{8}$ " iron pin found the westerly existing highway easement line at 40.00 feet) for a total distance of **70.00 feet** to the Grantor's northeasterly corner, also being in the centerline of U.S. Route 42 to a magnetic nail set;

Thence along said centerline of U.S. Route 42, also being the Grantor's easterly line of said 13.99 acre tract **South 42°31'00" West**, for a distance of **468.60 feet** to the **True Place of Beginning**, and containing 32,783.299 square feet or **0.753 acres** of land, more or less, of which 0.323 acres is within the Present Road Occupied of U.S. Route 42.

### Acreage Breakdown

Jefferson Township/ Auditor Parcel No. 08-00481.000: 32,783.299 square feet/ 0.753 acres of land with 0.323 of Present Road Occupied.

The basis of bearings is based on the bearing N 42°36'00" East for a portion of the centerline of right-of-way of U.S. Route 42 as determined by GPS observations using ODOT VRS, based on NAD 83 (2011), Ohio state plane south zone, as established by GPS measurements in 2022.

The above description was prepared under the direction and supervision by Michael D. Weeks, Registered Professional Surveyor No. 7357, and based upon a survey performed by Carpenter Marty Transportation, Inc. in December 2022.

*Michael D. Weeks*  
5-11-2023

